



Board of Education Report

File #: Rep-018-23/24, **Version:** 1

Define and Approve Seven Playground and Campus Exterior Upgrade Projects and Amend the Facilities Services Division Strategic Execution Plan to Incorporate Therein

August 22, 2023

Facilities Services Division

Action Proposed:

Define and approve seven Playground and Campus Exterior Upgrade Projects (Projects) at Grant Elementary School, Kester Avenue Elementary School, Pomelo Community Charter Elementary School, Colfax Charter Elementary School, Mar Vista Elementary School, Noble Elementary School, and Plummer Elementary School, as described in Exhibit A, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein. The total combined budget for the seven Projects is \$78,252,858.

Authorize the Chief Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials.

Background:

On August 24, 2021, the Board of Education (Board) adopted an update to the School Upgrade Program (SUP) to integrate Measure RR funding and priorities into its operational framework and approved the Measure RR Implementation Plan (Implementation Plan) to help guide the identification of sites and development of project proposals. The Implementation Plan included, among other things, the development of playground and campus exterior upgrade projects within the category of need for Critical Replacements and Upgrades of School Building/Site Systems and Components. These Projects will address the most deteriorated paving conditions and transform playground areas.

The proposed Projects include, but are not limited to, paving replacement in playgrounds and other areas, solar reflective coating in playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades. In addition, select Projects include critical replacements of failing building systems that create safety concerns and are disruptive to school operations as described in Exhibit A.

Bond Oversight Committee Recommendations:

This item was considered by the School Construction Bond Citizens' Oversight Committee (BOC) at its meeting on August 10, 2023. Staff has concluded that this proposed Facilities SEP amendment is in alignment with BOC recommendations and will facilitate Los Angeles Unified's ability to successfully implement the Facilities SEP.

Expected Outcomes:

Staff anticipates the Board will adopt this proposed amendment to the Facilities SEP to define and approve the seven proposed Projects. Approval will authorize staff to proceed with the implementation of the proposed Projects to improve student health, safety, and educational quality.

Board Options and Consequences:

Adoption of the proposed action will authorize staff to proceed with the expenditure of Bond Program funds to undertake the proposed Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, and RR. If the proposed action is not approved, Bond Program funds will not be expended, and playground and campus exterior upgrade needs will remain unaddressed.

Policy Implications:

The proposal is consistent with Los Angeles Unified's long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities as described in Los Angeles Unified local bond measures. The proposed action advances Los Angeles Unified's 2022-2026 Strategic Plan Pillar 4 Operational Effectiveness Modernizing Infrastructure by providing playground and campus exterior upgrades at schools.

Budget Impact:

The total combined budget for the seven Projects is \$78,252,858. The Projects will be funded with Bond Program funds earmarked specifically for critical replacements and upgrades of school building/site systems and components.

Each Project budget was prepared based on the current information known and assumptions about the Project scope, site conditions, and market conditions. Individual Project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise and will be adjusted accordingly to enable the successful completion of each Project.

Student Impact:

Approval of the proposed Projects enables the District to continue ongoing efforts to undertake facilities improvements that help ensure the approximately 4,500 students attending the seven schools are provided with a safe school environment that promotes teaching and learning.

Equity Impact:

Facilities Condition Assessment data identified schools with the worst paving condition based on age, aesthetics, deterioration, health and safety concerns, and weighting factors for paving condition and the Los Angeles Unified Greening Index was applied to achieve an equitable distribution and prioritized 30 schools across the District for development of a proposed Project.

Issues and Analysis:

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed Projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed Projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If, through the planning and design process, it is determined the proposed Project scopes will not sufficiently address the critical needs identified, the Project scopes, schedule, and budget will be revised accordingly.

Attachments:

Exhibit A - Projects to Provide Playground and Campus Exterior Upgrades and Replace Building Systems to Improve Safety and School Operations

Exhibit B - BOC Resolution


Informatives:

None


Submitted:

July 23, 2023

RESPECTFULLY SUBMITTED,


ALBERTO M. CARVALHO
Superintendent

APPROVED BY:


PEDRO SALCIDO
Deputy Superintendent,
Business Services and Operations

REVIEWED BY:


DEVORA NAVERA REED
General Counsel

☒ Approved as to form.

APPROVED BY:

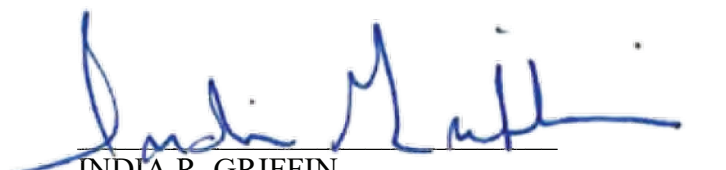

KRISZTINA TOKES
Chief Facilities Executive
Facilities Services Division

REVIEWED BY:


NOLBERTO DELGADILLO
Deputy Chief Business Officer, Finance

☒ Approved as to budget impact statement.

PRESENTED BY:


INDIA R. GRIFFIN
Director of Facilities Maintenance and Operations

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

Seven Playground and Campus Exterior Upgrade Projects

1. Grant Elementary School – Project to Provide Playground and Campus Exterior Upgrades and New Fire Alarm System

- *Board District 5 – Jackie Goldberg, West Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 72,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, and privacy fencing where needed. The Project also provides a new fire alarm system for the entire site and accessibility upgrades.
- *Project Budget* -- \$9,392,469
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

2. Kester Avenue Elementary School – Project to Provide Playground and Campus Exterior Upgrades and New Underground Utilities

- *Board District 3 – Scott Schmerelson, North Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 108,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating in playgrounds and greening and landscaping throughout the campus. The Project also provides approximately 9,850 linear feet of underground utilities, a new trash enclosure, and accessibility upgrades.
- *Project Budget* -- \$14,982,806
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

3. Pomelo Community Charter Elementary School – Project to Provide Playground and Campus Exterior Upgrades and Slope Remediation

- *Board District 3 – Scott Schmerelson, North Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 134,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, and exterior painting of all buildings. The Project also provides a new trash enclosure, approximately 26,000 square feet of slope remediation along the site perimeter, and accessibility upgrades.
- *Project Budget* -- \$12,324,181
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

4. Colfax Charter Elementary School – Project to Provide Playground and Campus Exterior Upgrades

- *Board District 3 – Scott Schmerelson, North Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 104,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, and exterior painting of all buildings. The Project also provides a new trash enclosure and accessibility upgrades.
- *Project Budget* -- \$10,151,937
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

5. Mar Vista Elementary School – Project to Provide Playground and Campus Exterior Upgrades

- *Board District 4 – Nick Melvoin, West Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 89,000 square feet of paving to include the main and kindergarten playgrounds. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, and exterior painting of all buildings. The Project also provides a new trash enclosure and accessibility upgrades.
- *Project Budget* -- \$8,426,271
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

6. Noble Elementary School – Project to Provide Playground and Campus Exterior Upgrades

- *Board District 6 – Kelly Gonez, North Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 70,000 square feet of paving to include the main and kindergarten playgrounds and select circulation areas. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, along with privacy fencing and exterior painting of buildings where needed. The Project also provides a new trash enclosure and accessibility upgrades.
- *Project Budget* -- \$8,782,685
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Board of Education Report

Exhibit A

7. Plummer Elementary School – Project to Provide Playground and Campus Exterior Upgrades

- *Board District 6 – Kelly Gonez, North Region*
- *Project Background and Scope* – The Playground and Campus Exterior Upgrade Project replaces approximately 138,000 square feet of paving to include the main and kindergarten playgrounds and a new event plaza. The scope of work includes solar reflective coating in playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades.
- *Project Budget* -- \$14,192,509
- *Project Schedule* – Construction is anticipated to begin in Q4 2025 and conclude in Q4 2027.

LOS ANGELES UNIFIED SCHOOL DISTRICT

SCHOOL CONSTRUCTION BOND CITIZENS' OVERSIGHT COMMITTEE

Margaret Fuentes, Chair
LAUSD Student Parent
D. Michael Hamner, FAIA, Vice-Chair
American Institute of Architects
Samantha Rowles, Secretary
LAUSD Student Parent
Robert Campbell, Executive Committee
L.A. Co. Auditor-Controller's Office
Scott Pansky, Executive Committee
L.A. Area Chamber of Commerce

Neelura Bell
CA Charter School Association
Jeffrey Fischbach
CA Tax Reform Assn.
Chris Hannan
L.A. Co. Federation of Labor AFL-CIO
Patrick MacFarlane
Early Education Coalition
Jennifer McDowell
L.A. City Mayor's Office
Brian Mello
Assoc. General Contractors of CA

Dr. Clarence Monteclaro
Tenth District PTSA
William O. Ross IV
31st District PTSA
Dolores Sobalvarro
AARP
Chad Boggio (Alternate)
L.A. Co. Federation of Labor AFL-CIO
Connie Yee (Alternate)
L.A. Co. Auditor-Controller's Office
Vacant
L.A. City Controller's Office

Joseph P. Buchman – Legal Counsel
Burke, Williams & Sorensen, LLP
Lori Raineri and Keith Weaver – Oversight Consultants
Government Financial Services Joint Powers Authority

Timothy Popejoy
Bond Oversight Administrator
Perla Zitle
Bond Oversight Coordinator

RESOLUTION 2023-22

BOARD REPORT 018-23/24

RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN PLAYGROUND AND CAMPUS EXTERIOR UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN

WHEREAS, District Staff proposes that the Board of Education (Board) define and approve seven Playground and Campus Exterior Upgrade Projects with a combined budget of \$78,252,858 (the "Projects") as described in Board Report 018-23/24 attached hereto, and amend the Facilities Services Division (Facilities) Strategic Execution Plan (SEP) to incorporate therein, and authorize the Chief Procurement Officer and/or the Chief Facilities Executive, and/or their designee(s), to execute all instruments necessary to implement the Projects; and

WHEREAS, The Measure RR Implementation Plan included, among other things, the development of playground and campus exterior upgrades projects within the category of need for Critical Replacements and Upgrades of School Building/Site Systems and Components; and

WHEREAS, These Projects will address the most deteriorated paving conditions and transform playground areas; and

WHEREAS, The proposed Projects include, but are not limited to, paving replacement in playgrounds and other areas, solar reflective coating in playgrounds, greening and landscaping throughout the campus, privacy fencing where needed, exterior painting of all buildings, and accessibility upgrades; and

WHEREAS, Select Projects include critical replacements of failing building systems that create safety concerns and are disruptive to school operations; and

WHEREAS, District Staff has determined that the Projects are necessary to improve student health, safety, and educational quality; and

RESOLUTION 2023-22**RECOMMENDING BOARD APPROVAL TO DEFINE AND APPROVE SEVEN PLAYGROUND AND CAMPUS EXTERIOR UPGRADE PROJECTS AND AMEND THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO INCORPORATE THEREIN**

WHEREAS, the Board of Education's approval of the Projects will authorize District Staff to proceed with the expenditure of Bond Program funds to undertake the Projects in accordance with the provisions set forth in Los Angeles Unified local bond measures K, R, Y, Q, and RR; and

WHEREAS, District staff has concluded that this proposed Facilities SEP amendment will facilitate Los Angeles Unified's ability to successfully complete the Facilities SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee (BOC) recommends that the Board of Education define and approve seven Playground and Campus Exterior Upgrade Projects, with a combined budget of \$78,252,858, and amend the Facilities SEP to incorporate therein, as described in Board Report 018-23/24, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified Board and posted on the BOC's website.
3. Los Angeles Unified is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the BOC and Los Angeles Unified.

ADOPTED on August 10, 2023, by the following vote:

AYES: 12

ABSTENTIONS: 0

NAYS: 0

ABSENCES: 3

/Michael Hamner/

D. Michael Hamner
Vice-Chair

/Samantha Rowles/

Samantha Rowles
Secretary